

OFFICE OF THE
WELLTON TOWN
COUNCIL
28634 Oakland Avenue
Wellton, Arizona 85356



John A. Nussbaumer, Mayor
Joyce K. Seriale, Vice Mayor
James L. Deermer, Councilman
Emma Q. Moser, Councilman
John K. Milam, Councilman

Rodney L. Rinehart
Town Manager/Clerk

NOTICE OF PUBLIC MEETING AND AGENDA

Pursuant to Arizona Revised Statutes §38-431, et. Seq
and amendments thereto, the

WELLTON TOWN COUNCIL

HEREBY GIVES NOTICE THAT A REGULAR MEETING WILL BE CONDUCTED ON
FEBRUARY 5, 2008 AT 7:00 P.M.

- Call to Order
- Pledge of Allegiance
- Invocation
- Roll Call
- Introduction Of Guests
- Call To The Public

Presentation of 2008 Pioneer Day Grand Marshall Plaque to Myrtie Robertson

DISCUSSION AND ACTION ITEMS

1. Approval of Cash Disbursements List
 - A. For the month of January 2008
2. **PUBLIC HEARING**

The Town of Wellton Town Council is holding a public meeting to listen to and consider comments on requests to amend the Town of Wellton General Plan 2003-2013 text, land use and circulation map. The General Plan provides guidance for future land use and development in the Town of Wellton through 2013. These requests are:

MAJOR AMENDMENT #2008-PA-001 – Applicant is the Town of Wellton

Amend the General Plan as follows:

- Extend the boundaries of the planning area to the west from Avenue 25E to Avenue 23E approximately two (2) miles; north to Interstate 8 and south to County 14th Street to include proximately 2,640 acres of land that was annexed into the Town on March 20, 2007.
- Extend the boundaries of the planning area to the west from Avenue 23E to Avenue 20E three (3) miles and south of County 14th Street to County 15th Street west for five (5) miles from Avenue 25E west to Avenue 20E, north to Interstate 8 westerly for approximately two and one-half (2½) miles to include approximately 8,300 acres of land that was annexed into the Town on June 19, 2007.
- Adopt a text amendment to add two new land use categories: Rural Density Residential (5 acres minimum per unit) and Suburban Rural Density Residential (2 acre minimum per unit) and amend text in existing land use categories to conform to current needs of the community.

- Apply Rural Density Residential land use to 1,600 acres of the annexed land within the first ½ mile adjacent to the Barry Goldwater Bombing Range (Between County 14th Street and County 13th Street) of this newly annexed area.
- Apply Suburban Rural Density Residential land use to 1,600 acres of the annexed land within the second ½ mile adjacent to the Barry Goldwater Bombing Range (Between County 14th Street and County 13th Street) of this newly annexed area.
- Apply medium-density residential land use to the south 320 acres located between County 12th Street and County 13th Street and Avenue 24E and Avenue 25E of the newly annexed area.
- Apply Interstate Commercial land use to northeast 160 acres located between County 12th Street and County 13th Street and Avenue 23E and Avenue 24E visible from Interstate 8 which will conform to the requirement that this designation meets the minimum of ten (10) acres visible from Interstate 8 to qualify for this designation.
- Apply open Space land use to 7,260 acres of vacant land located south of Interstate 8 to County 13th Street exclusive of the 320 acres to be designated Medium Density and the 160 acres to be designated Interstate Commercial and vacant land from County 14th Street to County 15th Street from Avenue 25E to Avenue 22E.
- Amend the Circulation Map to include roads within the new planning area.

Reconvene regular Council meeting

3. Discussion and possible action on the proposed amendments to the Town of Wellton General Plan 2003-2013 and adopt Resolution #451 to adopt the proposed amendment to the Town of Wellton General Plan 2003-2013.
4. Discussion and possible action to approve/disapprove an application for a temporary Extension of Premises/Patio Liquor License Permit for the Coyote Den LLC on March 29, 2008.
5. Annexation #001-08
 - A. First reading of Ordinance # 95, an ordinance of the Council of the Town of Wellton, Arizona extending and increasing the corporate limits of the Town of Wellton, Yuma county, State of Arizona, pursuant to the provisions of title 9, chapter 4, article 7, Arizona revised statutes and amendments thereto, by annexing thereto certain territory contiguous to the existing town limits of the Town of Wellton
6. Discussion and possible action to enter into an agreement with Yuma County to administer the Flood Insurance Program for the Town of Wellton.
7. Other Reports
8. Manager's Report
9. Executive Session
Authorize an Executive Session to be held pursuant to Arizona Revised Statutes Section 38-431.03, Section A (1), (3) and (7) and recess Regular Session and convene Executive Session.

Reconvene Regular Session of the Common Council of the Town of Wellton

10. Adjournment

"A sign language interpreter or Assistive Listening System will be made available upon 24 hours notice. Alternate formatted materials (Braille, computer diskette and audio tape) are available upon request. For further information for special accommodations contact: Becky Hopkins, Deputy Clerk and ADA/102 Coordinator, Wellton Town Hall, P. O. Box 67, 28634 Los Angeles Ave., Wellton, AZ, Phone (928) 785-3348, TDD (928) 785-3349." The Town of Wellton is an Equal Opportunity Employer/Provider.